

In Re:  
Ronald L. Merfeld

Case No.: 16-33617  
Chapter: 13  
Judge: Christine M. Gravelle

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**NOTICE OF PROPOSED PRIVATE SALE**

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Ronald L. Merfeld, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clarkson S. Fisher US Courthouse  
402 East State Street  
Trenton, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Christine M. Gravelle on May 3, 2017 at 9:00 a.m. at the United States Bankruptcy Court, courtroom no. 3, 402 East State St., Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 40 Woodlane Road  
Lawrenceville, NJ 08648

Proposed Purchaser: Jineen Jirovec & Danielle Frank

Sale price: \$450,000 "as is"

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional:	Rothenberg & Associates Re/Max Greater Princeton Gorski & Knowlton
Amount to be paid:	\$1,200   \$27,000   \$10,000
Services rendered:	Special Real Estate Atty   Realtor Commission   Bankruptcy Representation

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Allen I. Gorski, Esquire  
Address: 311 Whitehorse Avenue; Suite A, Hamilton, New Jersey 08610  
Telephone No.: 609-964-4000

**Certificate of Notice Page 3 of 4**  
 United States Bankruptcy Court  
 District of New Jersey

In re:  
 Ronald L. Merfeld  
 Debtor

Case No. 16-33617-CMG  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
 Form ID: pdf905

Page 1 of 2  
 Total Noticed: 24

Date Rcvd: Apr 11, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 13, 2017.

db +Ronald L. Merfeld, 40 Woodlane Road, Lawrence Township, NJ 08648-5542  
 r Linda November, Re/Max Greater Princeton, 111 Village Blvd., Princeton, NJ  
 sp +Robert Rothenberg, Rothenberg & Associates, 103 Carnegie Center, Ste. 119,  
 Princeton, NJ 08540-6235  
 516544051 +Aes/suntrust, Pob 61047, Harrisburg, PA 17106-1047  
 516544052 +Ann M. Merfeld, 40 Woodlane Road, Lawrence Township, NJ 08648-5542  
 516544053 #+Ecmc, 1 Imation Place, Bldg 2, Oakdale, MN 55128-3422  
 516544055 +KML Law Group, P.C., 216 Haddon Avenue, Suite 406, Westmont, NJ 08108-2812  
 516544056 +Lawrence Twp Sewer Authority, PO Box 6006, Lawrence Township, NJ 08648-0006  
 516544058 +Midland Funding, 2365 Northside Dr, Suite 300, San Diego, CA 92108-2709  
 516544059 NJ Attorney General, Div of Law/RJ Hughes Justice Complex, 25 Market Street, PO Box 112,  
 Trenton, NJ 08625-0112  
 516544060 +Nys Higher Ed Services, 99 Washington Ave, Albany, NY 12210-2822  
 516544061 ++STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245,  
 TRENTON NJ 08646-0245  
 (address filed with court: State Of New Jersey, N.J. Division of Taxation,  
 Bankruptcy Section, P.O. Box 245, Trenton, NJ 08695-0245)  
 516544062 +Traf Group Inc/A-1 Collections, 2297 St Hwy 33, Ste 906, Hamilton Square, NJ 08690-1717  
 516544064 +United States Attorney General, US Department of Justice, Ben Franklin Station,  
 PO Box 683, Washington, DC 20044-0683  
 516544065 +Us Dept Ed, Po Box 1030, Coraopolis, PA 15108-6030  
 516544066 +Verizon, 500 Technology Dr, Suite 500, Weldon Spring, MO 63304-2225

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 smg E-mail/Text: usanj.njbankr@usdoj.gov Apr 11 2017 22:48:25 U.S. Attorney, 970 Broad St.,  
 Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534

smg +E-mail/Text: ustpreregion03.ne.ecf@usdoj.gov Apr 11 2017 22:48:22 United States Trustee,  
 Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100,  
 Newark, NJ 07102-5235  
 516731824 E-mail/PDF: resurgentbknofications@resurgent.com Apr 11 2017 22:45:30  
 Ashley Funding Services LLC, c/o Resurgent Capital Services, PO Box 10587,  
 Greenville, SC 29603-0587  
 516544054 E-mail/Text: cio.bncmail@irs.gov Apr 11 2017 22:47:59 Internal Revenue Service,  
 Bankruptcy Department, PO Box 7346, Philadelphia, PA 19101-7346  
 516544057 E-mail/Text: camanagement@mtb.com Apr 11 2017 22:48:11 M & T Bank, Po Box 844,  
 Buffalo, NY 14240  
 516591983 E-mail/Text: camanagement@mtb.com Apr 11 2017 22:48:11 M&T Bank, P.O. Box 840,  
 Buffalo, NY 14240-0840  
 516654628 +E-mail/PDF: gecsed@recoverycorp.com Apr 11 2017 22:45:04 Synchrony Bank,  
 c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021  
 516544063 +E-mail/Text: usanj.njbankr@usdoj.gov Apr 11 2017 22:48:25 United States Attorney,  
 Peter Rodino Federal Building, 970 Broad Street, Suite 700, Newark, NJ 07102-2527  
 TOTAL: 8

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address  
 pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.  
 While the notice was still deliverable, the notice recipient was advised to update its address with the court  
 immediately.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 13, 2017

Signature: /s/Joseph Speetjens

District/off: 0312-3

User: admin  
Form ID: pdf905

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Total Noticed: 24

Date Rcvd: Apr 11, 2017

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### CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 11, 2017 at the address(es) listed below:

Albert Russo docs@russotrustee.com  
Allen I Gorski on behalf of Debtor Ronald L. Merfeld agorski@gorskiknowlton.com  
Denise E. Carlon on behalf of Creditor LakeView Loan Servicing, LLC dcarlon@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
U.S. Trustee. USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 4